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**CONDUCT RULES**  
**[Section 35 (2) (b) of the Sectional Titles Act, 1986]**

**ROSE HILL BODY CORPORATE**  
**SCHEME NO: SS 000000060 / 2013**

**1) ANIMALS, REPTILES AND BIRDS**

NO animals, reptiles or birds are allowed.

**2) REFUSE DISPOSAL**

An owner or occupier of a section shall –

- a) maintain in an hygienic and dry condition, a receptacle for refuse within his section, exclusive use area or on such a part of the common property as may be authorised by the trustees in writing;
- b) ensure that before refuse is placed in such receptacle it is securely wrapped, or in the case of tins or other containers, completely drained;
- c) for the purpose of having the refuse collected, place such receptacle within the area and at times designated by the trustees;
- d) after the refuse has been collected, promptly return receptacle to his section or other area referred to in paragraph 2. (a).

**3) VEHICLES**

- a) No owner or occupier shall park or stand any vehicle upon the common property, or permit or allow any vehicle to be parked or stood upon the common property, without the consent of the Trustees in writing.
- b) The Trustees may cause to be removed or towed away, at the risk and expense of the owner of the vehicle, any vehicle parked, standing or abandoned on the common property without the Trustee's consent.
- c) Owners and occupiers of sections shall ensure that their vehicles, and the vehicles of their visitors and guests, do not drip oil or brake fluid onto the common property or in any way deface the common property.
- d) No owner or occupier shall be permitted to dismantle or effect major repairs to any vehicle on any portion of the common property, an exclusive use area or in a section.
- e) Vehicles may not travel at speeds in excess of 15 kilometres per hour on any portion of the common property.
- f) Motor vehicles of residents shall be parked in the carports at all times so as to leave manoeuvring space for access to neighbours carports. Residents are responsible to ensure that their visitors park in the correct place and do not cause any obstruction either in relation to carports or otherwise.
- g) Trucks, caravans, boats, trailers and the like may not be parked on the common property without the permission of the Trustees. If permission is granted, caravans will only be permitted to be parked on the common property for a period not exceeding two days at any one time.

#### **4) DAMAGE, ALTERATIONS OR ADDITIONS TO THE COMMON PROPERTY**

- a) An owner or occupier shall not mark, paint, drive nails or screws or the like into, or otherwise damage or alter any part of the common property without first obtaining the written consent of the Trustees.
- b) Notwithstanding sub-rule (a), an owner or persons authorised by him, may install:
  - i) any locking device, safety gate, burglar bars, or other safety device for the protection of his section; or
  - ii) any screen or other device to prevent the entry of animals or insects;
  - iii) provided that the Trustees have first approved in writing the nature and design of the device and the manner of its installation.
- c) Should any damage of whatsoever nature be caused to the common property by an owner, his family, his tenants, his servants, his visitors, private contractors employed by him, or his agents, then the owner shall be liable to reimburse the Body Corporate for the cost of repairing such damage.
- d) No Zozo huts, Wendy houses or sheds of any sort are permissible.

#### **5) APPEARANCE FROM OUTSIDE**

- a) The owner or occupier of a section shall not place or do anything on any part of the common property, including balconies, patios, stoeps and gardens which, in the discretion of the trustees, is aesthetically displeasing or undesirable when viewed from the outside of the section.

#### **6) SIGNS AND NOTICES**

- a) No owner or occupier or their agents of a section, used for residential purposes, shall place or distribute any sign, notice, billboard or advertisement of any kind whatsoever on the pavement area in front of the property, any part of the common property or of a section, so as to be visible from outside the section without the written consent of the Trustees first having been obtained.
  - i) All estate agents notice boards (i.e. for sale or to let signs) to be displayed over weekends only, between the hours of 08h00 to 17h00 Saturdays and Sundays only.
- b) Any boards advertising the sale of a section shall only be permitted on the common property over the weekends while the section is on show for sale.

#### **7) LITTERING**

- a) An owner or occupier of a section shall not deposit, throw, or permit or allow to be deposited or thrown, on the common property any rubbish, including dirt, cigarette butts, food scraps or any other litter whatsoever.

#### **8) WASHING AND WASHING LINES**

- a) An owner or occupier shall not permit washing or any other item to be hung over the railings of balconies or on any other part of the building or common property, so as to be visible from the outside or from any section. A clotheshorse if used, must be placed in the least visible place on the patio and removed as soon as possible; no fixed lines may be installed on any covered patio.

- b) Owners and occupiers are requested to use the drying areas provided in preference to using washing lines.
- c) An owner or occupier shall not, without the written consent of the trustees, erect his own washing lines.
- d) Under no circumstances should washing be hung out to dry over a weekend, Drying Areas have been provided.

## 9) INFLAMMATORY MATERIALS AND DANGEROUS ACTS

- a) An owner or occupier of a section shall not store any material, or do not permit or allow to be done, any other dangerous act in the building or on the common property, which will or may increase the rate of the premium payable by the body corporate on any insurance policy.
- b) Please note that the storage of goods of a "Commercial" nature is not permitted within the bounds of the complex. Garages are intended for the storage of small domestic items and motor vehicles.

## 10) LETTING OF UNITS

- i) Owners who let their units must advise the Managing Agent of the name and full details of the tenant
- ii) All tenants of units and other persons granted rights of occupancy by any owner of the relevant unit are obliged to comply with these conduct rules, notwithstanding any provision to the contrary contained in any lease or any grant of rights to occupancy.

## 11) ERADICATION OF PESTS

An owner shall keep his section free of white ants, borer and other wood destroying insects and to this end shall permit the trustees, the managing agent, and their duly authorised agents or employees, to enter upon his section from time to time for the purpose of inspecting the section and taking such action as may be reasonably necessary to eradicate any such pests. The costs of the inspection, eradicating any such pests as may be found within the section, replacement of any woodwork or other material forming part of such section, which may be damaged by any such pests, shall be borne by the owner of the section concerned.

## 12) GARDENS

- a) Owners may landscape their gardens to their own design, within the parameters of Rule 4, but may not plant any shrubs or trees that would block or interfere with the views or movements of other owners. Consideration must be given to the problems such shrubs or trees might present when fully grown.
- b) Owners may not erect any permanent or portable structures of any nature whatsoever in their garden areas, without the required approved plans therefore and the written consent of the trustees.
- c) No irrigation systems, water features, ponds or the like, paving or paths may be installed or laid without written consent of the Trustees, and on the following provisos that:
  - i) A detailed plan be submitted,
  - ii) The materials to be used are clearly detailed,
  - iii) The paving or item does not interfere with or block the flow of water run off,
  - iv) Where the paving borders that of the common property that the materials are matched,
  - v) Such work is carried out by a recognised contractor and that there is no risk of such work being unsightly,
  - vi) No rubble or building material is stored or left on the common property.

### **13) SPEED LIMIT**

The speed limit within the complex is **15km/h** and must be adhered to at all time.

### **14) AERIALS AND SATELLITE DISHES**

No new aerials or dishes may be erected anywhere on the common property or affixed to any section. All installations must be connected to existing communal aerials and dishes.

### **15) SECURITY**

In order to maintain security in the complex --

- a) No vendors, hawkers or undesirable visitors will be permitted beyond the entrance gates,
- b) No visitors or workmen will be permitted to enter the complex without written instruction to the gate security, or those that are permitted by the owner or occupier who presses the intercom gate control.
- c) Owners and occupiers will leave detailed written instruction for the gate security to permit domestic staff access into the complex.
- d) Security gates and pedestrian gate to be kept closed at all times when not manned by the Security Guards.
- e) Remotes and keys are not to given or lent to any contractors or unauthorised persons at any time,
- f) The security fence will be switched on at all times,

### **16) OUTSTANDING ACCOUNTS**

- a) A penalty will be charged on the full outstanding balance as at the close of business on the 7<sup>th</sup> (seventh) of every month. The Trustees will determine the penalty rate or penalty amount to be charged from time to time. The determined penalty will come into effect on the 1<sup>st</sup> day of the next month following the month in which such written notification was given to all owners.
- b) Penalties will continue to be charged on all outstanding amounts and should payments remain outstanding for a period of more than 60 days, legal action will be taken to recover all amounts outstanding. All legal fees, administrative costs etc. incurred will be for the registered owner's account.

### **17) NUISANCE**

- a) An owner or occupier shall not cause or permit any disorderly conduct of whatsoever nature in a section or upon any part of the common property or do or permit any act, matter or thing in or about the same which shall constitute or cause a nuisance or any inconvenience to any owner or occupier of the building. In particular, the playing of hi-fi equipment, TVs, musical instruments, and general party noises must be controlled. At no time shall an owner or occupier allow the volume of such equipment to be intrusive to others and all such noise shall cease at midnight on Friday and Saturday nights and at 10h00 on every other night.
- b) Motor vehicles hooters may not be used on the common property.
- c) Any alterations / building work that has received approval shall not take place before 08h00 or after 17h00 during working days and never on public holidays and weekends.

### **18) CYCLES ETC.**

- a) Bicycles, motor cycles, tricycles, roller skates and skateboards etc., may not be left on the common property or on any portion of the section where it is visible to any resident.
- b) The use of soapbox carts, skateboards, roller skates, roller blades etc., on the common property is prohibited.